

Randolph Township

Zoning Commission

August 19, 2015

7:00pm

Present

Zoning Commission: Josh Allen, Gary Harrison, Rich Knapp, Paul Hyde, Lori Briggs, Brad Miller

BZA: Betty Siegfert

Trustees: Susan White

ZI: Erin Myrla

Residents: John Lampe, Howard Kline, Dave Goodyear, John Francis, Glen Englehart

B. Miller: Opened meeting at 7:00pm. Pledge of Allegiance. The last time we met, we voted on amendments to be sent to regional planning. Went through each amendment:

Amendment 1-read. Asked for questions from audience.

Amendment 2-read Asked for questions from audience.

Amendment 3-read Asked for questions from audience.

Amendment 4-read Asked for questions from audience

H. Kline: Asked if the addresses were available for these parcel numbers. E. Myrla looked up and gave parcel numbers. Asked if this meant auto uses would be available.

B. Miller: It would be a conditional use.

G. Englehart: What would be the stipulations on buffers?

B. Miller: It's what would be in GC. Read some GC regulations.

H. Kline: 1662 St. Rt. 44, I know they have a variance for lighting. I don't believe they have combined all properties. One of the concerns is parking lights.

B. Miller: Explained that the BZA would still need to hear any Conditional Use application.

G. Englehart: What's the difference between E and F in Amendment 9?

E. Myrla: E refers to rear yard setback and F refers to side yard setback.

H. Kline: Confusion about determination of side yard. It would need to be discussed at BZA meeting. Biggest concern is development is already started and they already have entrances. Everything is being developed that hasn't been rezoned or been given conditional uses. We are being reactive instead of proactive. It's like a guarantee that they're going to get what they want. Like next to G. Englehart.

G. Englehart: They should have to dig out the asphalt.

B. Miller: What would it matter what is under it?

G. Englehart: Nothing will grow if they don't remove it.

H. Kline: It would be nice if they submitted a plan.

B. Miller: They would have to do that if they filed for a conditional use.

H. Kline: But, they haven't done it so far. We want to see a plan.

B. Miller: That would have to be when they go to BZA.

H. Kline: Everybody should work together. They keep doing things illegally.

B. Miller: Here is what could play out with anybody. If they went to BZA and they were turned down. They have the option to take that to court. The court could allow them to do what they want to.

H. Kline: The judge would also take township officials opinion into account.

B. Miller: This route gives the township more control.

G. Harrison: The BZA will do what is right for everyone.

H. Kline: Whenever we do allow something, we should make sure it's right and with a plan. Verbal agreements shouldn't be done. Nobody is upset about them being successful. We want to protect our town's appearance.

B. Miller: Asked for other comments about Amendment 4.

Amendment 5-read Asked for questions from audience.

Amendment 6-read Asked for questions from audience.

R. Knapp: Would East be in violation?

B. Miller: No.

R. Knapp: So this would be similar to Amendment 8?

B. Miller: Yes.

Amendment 7-read Asked for questions from audience.

S. White: What if someone wanted to do a tree house?

B. Miller: It would be affected by the height requirement.

Amendment 8-read Asked for questions from audience.

R. Knapp: Thought is that zoning on Industrial, setback is 50 feet. You put the onus on Industry for the setback. We are basically putting it on the resident now. There are several properties that abut East on Randolph Road. We are basically taking away extra footage. Who are we helping by increasing this setback from Industry?

S. White: Good catch. Good thought.

B. Miller: Asked for thought from Board.

J. Allen: Agrees with 30 foot setback.

G. Harrison: Agrees with 30 foot setback.

B. Miller: Do we want to eliminate in Amendment 8 550.03 E. i) and 550.03 F i)?

Board discussion was held.

R. Knapp: Would like to leave it how it currently is.

J. Allen: Agrees.

B. Miller: Agrees.

P. Hyde: Motion to leave as stated in book.

B. Miller: Second.

Hyde: Yes Briggs: Yes Harrison: Yes Miller: Yes Knapp: Yes Allen: Yes

Amendment 9-read Asked for any questions

H. Kline: Landscaping requirements about submitting a plan.

B. Miller: This amendment doesn't talk about landscaping.

H. Kline: As far as the landscaping buffer, we have a lot of requirements. We probably rethink if someone does want to put up a 6 foot fence. Maybe put a maintenance free fence. We don't have anything in our regulations about fence material or upkeep. That could create an eyesore.

R. Knapp: Is your suggestion to look at fence requirements?

H. Kline: Yes. It would be nice to maybe have maintenance free fencing.

R. Knapp: I think that's a good point. It doesn't have anything to do with these amendments, but something to look at in the future.

B. Miller: Motion to set hearing for Amendment 1.

J. Allen: Second.

Hyde: Yes Briggs: Yes Harrison: Yes Miller: Yes Knapp: Yes Allen: Yes

B. Miller: Motion to set hearing for Amendments 2, 3, 4, 5, 6, 7, 9.

R. Knapp: Second.

Hyde: Yes Briggs: Yes Harrison: Yes Miller: Yes Knapp: Yes Allen: Yes

B. Miller: Motion to set hearing for Amendment 8 with only adding Sec. 550.03 I.
Maximum height: 35 feet.

R. Knapp: Second.

Hyde: Yes Briggs: Yes Harrison: Yes Miller: Yes Knapp: Yes Allen: Yes

E. Myrla: The hearing will be September 23, 2015 at 7:00pm in the Senior Center. There are some numbering issues in the Resolution that the Commission should look at. Also, would like the Commission to review the number of copies that are submitted with a zoning permit application.

B. Miller: Asked for further discussion. Adjourned at 7:57 pm